

Department of Permitting & Inspections

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: September 8, 2020
RE: 21-0119CA, 81 Crescent Beach Drive
21-0121CA, 71 Crescent Beach Drive

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Zone: RL-W Ward: 4N
Owner/Representative: Andy Kaplan & Nathalie Feldman / Brad Rabinowitz

Request: Demolish existing single family home and construct new single family home and related site improvements.

OVERVIEW:

The applicant is requesting approval to demolish an existing single detached dwelling and to replace it with a new single detached dwelling at 81 Crescent Beach Drive. Related site changes to the driveway, walkways, and new outdoor patio are also included. Grading work associated with the redevelopment extends onto neighboring 71 Crescent Beach Drive; however, no structural work is included on that neighboring property.

The property is affected by the 250' wide lakeshore buffer. Provisions as to tree clearing and stormwater management apply per Sec. 4.5.4 (c). As a result, review by the Conservation Board is required and will occur September 14, 2020.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is located along the Lake Champlain shoreline. The shoreline is an identified significant natural area. The property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. The boundaries of this overlay are not depicted on the site plan and should be. The new home is set essentially where the existing home is set, although the extent of development will increase somewhat. Additional development within the lakeshore buffer is located within existing mowed lawn area. No proposed tree clearing is evident, and the lakeshore remains unchanged. Conservation Board review is required per Sec. 4.5.4 (c).

(b) Topographical alterations

The lot slopes down towards the lakeshore. Some moderate regrading work is associated with the proposed construction and extends onto the neighboring property. Overall site topography remains

similar to existing conditions. A new retaining wall is proposed along the northwestern end of the property. Details as to materials and dimensions are needed.

(c) Protection of important public views

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and its construction will not adversely affect public views from the lake towards shore.

(d) Protection of important cultural resources

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

The proposed construction is sufficient to require a small project erosion control plan. Such form is pending completion with the applicant and will require review and approval by the city's stormwater staff. Similarly a residential stormwater management questionnaire is pending completion. No specific stormwater management features are proposed, and there is sufficient surrounding green space on the lot to absorb and infiltrate stormwater runoff. The front door is sheltered within an open porch.

(h) Building location and orientation

The building location remains essentially unchanged. As with the existing home, the new residence will be oriented towards the street with a clearly defined front entry and associated walkway. The attached garage is well under 50% of the primary façade as required and is set back behind the front-most projection of the new home.

(i) Vehicular access

The existing driveway will be reconstructed and resurfaced with concrete pavers. The new driveway will provide access to the attached garage and adjacent open air carport on the side.

(j) Pedestrian access

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk. In this case, there is no public sidewalk on this side of Crescent Beach Drive. Two walkways stemming from the driveway will afford direct access to the front door. The northern of the two walkways should be extended to reach to the street.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Parking and circulation remain largely unchanged. The private driveway will afford access to two sheltered parking spaces – one in the garage and the other in the carport.

(m) Landscaping, fences, and retaining walls

New landscaping is focused in front of the proposed home. A new area of ground cover vegetation is proposed alongside the revamped driveway and front entrance. Several existing rhododendrons will be relocated along the front of the new home as well. The site plan notes a new “street tree” (a red maple); however, it appears to be located within the bounds of the private property. Such location is acceptable for a new tree; however, it is not a street tree located within the street right-of-way. As noted previously, a new retaining wall is proposed along the northwestern end of the property. Dimensional and material details are needed.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

The new home will have some outdoor lighting fixtures typical for residential construction. Entries and porches will be illuminated. Fixture locations are noted on the project plans, and specification sheets depict acceptable cutoff fixtures and/or ones with low output lamps.

(p) Integrate infrastructure into the design

No ground-mounted mechanical equipment is noted on the site plans. If any is proposed, it must be depicted and screened. Utility meter locations are not evident on the plans. Their location must be noted and screened as appropriate.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home is similar in scale to the home it will replace. Massing is significantly different, as the new structure is comprised of several distinct components. Open front and rear porches are included in the new design and add interest and depth to the design. Height is similar to the building to be replaced, as the home will remain just a single story.

2. Roofs and Rooflines

The existing home has a simple gable roof. The new building design includes hip roofs with a central, projecting shed roof. Roof forms vary among the homes in this neighborhood, and the proposed roof form fits well within this context.

3. Building Openings

Proposed fenestration is clean and simple. Unsurprisingly, it emphasizes views towards the lake. Fenestration is appropriately scaled and placed consistently, by section, throughout the building.

(b) Protection of important architectural resources

The existing building is not listed on the state or national historic register, nor has it been deemed eligible for listing. Its removal will have no adverse impact on Burlington's wealth of important architectural resources.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed residence presents a welcoming primary façade to the public street. Occupants and guests are guided towards a formal front entry sheltered within an open front porch. The front elevation contains several distinct elements. The design lacks any monotonous expanses of exterior building wall.

(e) Quality of materials

The proposed home will be clad in a combination of wooden shingles and fiber cement clapboards. The attached garage will be clad in painted corrugated steel siding. Standing seam metal roofing will be installed. Window materials are lacking and need to be specified. Similarly, materials for the porch columns need to be specified.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No building- or roof-mounted equipment is included in the project plans. If any is proposed, it must be depicted and screened as appropriate.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

Recommend approval and forward to the Development Review Board subject to the following conditions:

1. Provide dimensional and material details for the proposed retaining wall.
2. Details as to window and porch column materials, utility meter (and mechanical equipment, if applicable) locations and screening are needed.
3. The front walkway should be extended to the street.
4. Depict the boundaries of the lakeshore buffer zone on the site plan.
5. Complete and submit the small project erosion control form and residential stormwater management questionnaire.